

MEMORANDUM

May 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MUHAMMAD ALI-SALAAM, DUDLEY PROJECT COORDINATOR
PETER DREIER, CONSULTANT
DAVID TRIETSCH, HOUSING SPECIALIST

SUBJECT: DUDLEY SQUARE PROJECT AREA TENTATIVE
DESIGNATION OF REDEVELOPER

The properties listed below are vacant City owned lots located in the Dudley Square Project Area and comprising approximately 18,000 square feet.

The Authority has received and conducted initial reviews of a program to develop owner-occupied housing on this site.

The developer is Opportunities Industrialization Centers of Greater Boston, Inc. (OIC). The development team includes Cabot, Cabot and Forbes, which is serving as development consultant on a pro bono basis; Eisenberg Haven, an architectural firm and Cruz Construction Company.

OIC intends to construct 23 new owner-occupied housing units on this site, including 10 two-bedroom and 12 three-bedroom units. OIC has obtained a \$1.18 million set-aside from the Massachusetts Housing Finance Agency (MHFA) for below-market mortgages that will be used to reach the Authority's affordable housing goals in the Dudley Square Project Area. Construction financing has been obtained from the Bank of New England.

OIC, whose headquarters are at 184 Dudley Street, a few blocks away, has a long history of successful community improvement efforts, particularly job training, in the Roxbury area. Its Board of Directors is composed of well-respected neighborhood residents and its Business Advisory Council is composed of prominent Boston business leaders. The development team has met and discussed the project with a diverse range of community organizations and leaders, who have given their support to this effort. These include City Council members Bruce Bolling and Charles Yancey, the Roxbury Multi-Service Center, Orchard Park United Tenants Association, the Contractor's Association of Boston, and the Boys and Girls Clubs of Boston, Roxbury Clubhouse.

DUDLEY PARCELS LOCATION MAP

It is, therefore, recommended that the Authority tentatively designate OIC as the Redevelopers of the following parcels:

268,270,272 Dudley Street Parcels 2280,2279,2278
274,276,278 Dudley Street Parcels 2277,2276,2275
280,282,284 Dudley Street Parcels 2274,2273,2272

An appropriate resolution is attached.



LOCATION MAP



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF OPPORTUNITIES
INDUSTRIALIZATION CENTER OF GREATER BOSTON, INC. (OIC)
PARCELS LOCATED IN THE DUDLEY SQUARE PROJECT AREA
REFERENCED ON PAGE 2

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Plan for the Dudley Square Project Area, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, OCI has expressed an interest in and has submitted a satisfactory proposal for the development of the Parcels in the Dudley Square Project Area referenced on page 2; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That OIC be and hereby is tentatively designated as Redeveloper of the Parcels referenced on page 2 in the Dudley Square Project Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcels referenced below by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

268, 270, 272 Dudley Street
274, 276, 278 Dudley Street
280, 282, 284 Dudley Street

Parcels 2280, 2279, 2278
Parcels 2277, 2276, 2275
Parcels 2274, 2273, 2272

